

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00046 / HEMME**

Approved Development

1. This approval authorizes the construction and operation of one unmanned wireless communications facility, consisting of the following improvements:
 - a) Installation of six (6) eight (8) foot tall panel antennas in three (3) sectors mounted to an existing 135-foot tall lattice tower. Each sector will have two antennas mounted at heights of 75' above ground level. An RRH Unit and Surge protector shall be mounted at 67.5' above ground level. The antennas, and all associated mounting brackets shall be painted a non-reflective color to match the color of the existing lattice tower.
 - b) Installation of three (3) 1-5/8-inch coaxial cables, routed in an existing underground conduit to the southwest tower leg and routed up the tower leg to the antennas. The applicant shall use the smallest size mounting bracket possible to attach each set of three cables to the tower legs. All cables and associated mounting brackets shall be painted a non-reflective color to match the color of the existing lattice tower.
 - c) Installation of four (4) prefabricated equipment cabinets mounted to a new concrete slab within an approximately 23'x15' license area within the existing barn.
 - d) Installation of a new 132-gallon diesel generator located on a 6'x13' concrete slab within an 8'-4"x15' wood fenced enclosure. As conditioned, the fence shall be solid wood, eight (8) feet in height, and painted a muted earth-tone color to blend with the surrounding rural landscape.
 - e) Underground installation of electrical utility lines and telco lines (170 feet) from an existing underground vault to the existing equipment shelter.
 - f) The site will be accessed from Los Osos Valley Road. No new access ways or improvements are permitted.
2. All development shall be consistent with the approved site plan and architectural elevations.

Conditions to be completed prior to issuance of construction permit

Aesthetic/Visual Resources

3. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to, antennas, coaxial cables, associated mounting brackets, etc.). The color to be used shall be matte finish to blend with the PG&E lattice tower.
4. **Prior to issuance of a construction permit**, the applicant shall submit a detailed drawing that shows the smallest feasible brackets for mounting cables on the tower legs. This drawing shall show exactly how the cables will be attached to the brackets. No more than three coaxial cables shall be attached to on lattice tower leg.

Condition Compliance Coordinator

5. **Prior to issuance of a construction permit**, a “condition compliance” sheet shall be added to the construction plans that include a complete copy of the final conditions of approval for the project.
6. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County’s contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

Fencing Plan

7. **Prior to the issuance of a construction permit**, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited.

Fire Safety

8. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Hazards/Hazardous Materials

9. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval.

Site Restoration

10. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Fire Safety

11. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in the

ATTACHMENT 2

construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

12. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
13. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

14. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to antennas, coaxial cables, and associated mounting brackets) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

Explanatory Warning Signs for Occupational Exposures

15. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

Hazardous Materials

16. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

Mitigation Monitoring/Condition Compliance

17. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

On-going conditions of approval

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

ATTACHMENT 2

19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

20. Site access for construction and maintenance shall be from existing roads only. **No road improvements shall occur.**

Visual/Aesthetic Resources

21. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
22. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Co-location

23. Co-location is allowed by other carriers at this site, if technically feasible, subject to prior written consent by Grantors of the PG&E easement, and land use permit approval.

Electric and Magnetic Fields

24. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Lighting

25. No exterior lighting is approved for the project.

Noise

26. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbL at a distance of 50 feet from the generator.